

Planning Commission Meeting
January 15, 2004
7:00 p.m.

Members in attendance were as follows: Frank Wilson, Rick Fisher, Willis Wells, Larry Gardner, Bob Haines, James Clark, Joe Curtsinger and Charles Knapper. Rob Pease arrived late. Staff present: Richard Woodroof, Dana and Dave Ausbrooks and Bill Terry.

Agenda Item I- Meeting called to order by Chairman Frank Wilson.

Agenda Item II- Pledge of Allegiance

Chairman Wilson stated that according to the by-laws of the Planning Commission that officers will be elected in the first meeting of each year. Mayor Knapper stated that the members of the Planning Commission are appointed by the mayor in staggered terms. Some of the previously announced appointments to various boards are in the proposed annex area and are not in the Town's limits. He has asked other individuals to join the Planning Commission and moved other members to various other boards. If the annexation goes through, other new members may be added to the Planning Commission in the future.

Bob Haines made a motion to start the nomination process for the Chairman of the Planning Commission by nominating Willis Wells, second by Larry Gardner. No further nominations were made. Motion made by Larry Gardner to approve Willis Wells as Chairman of the Planning Commission by acclamation, seconded by Rick Fisher. Approved unanimously

Nomination for Vice President of the Planning Commission. Mayor Knapper stated that Rick Fisher has held this position in the past and recommended they allow Rick Fisher to continue this position by acclamation. Mayor Knapper made a motion to allow Rick Fisher to continue as Vice President of the Planning Commission by acclamation, second by James Clark. No other nominations. Passed unanimously

Nominations for Secretary. Rick Fisher nominated Larry Gardner as Secretary of the Planning Commission, seconded by Bob Haines. No further nominations. Willis Wells made the motion to elect Larry Gardner as Secretary of the Planning Commission by acclamation, seconded by Rick Fisher. Passed unanimously

Mr. Wilson thanked the board for allowing him to work with them as the Chairman this past year and said he was looking forward to continue working with them this coming year.

Mr. Wells stated he thanked the board and especially Rob Pease and Frank Wilson for their leadership as Chairman in the past and that he appreciated their confidence in him to continue in leading the commission.

Mayor Knapper thanked Mr. Wilson and Mr. Pease for their guidance in the past and reiterated his confidence in Mr. Wells and thanked them for their service.

Agenda Item III- Approval of Minutes: Mayor Knapper made a point of clarification in the minutes that the open space in PUD's was the last motion made of 30%.

Motion made by Frank Wilson to approve minutes, second by Rick Fisher. Passed unanimously.

Agenda Item IV- Citizens Comments-

Brian Jones of 987 Sam Donald Road asked if he has questions about the proposed development during the meeting how could he get them answered. Mayor Knapper stated that staff has sent them questions and that his may be answered during the meeting. He also asked how many readings the development would have to go through at the Board of Mayor and Alderman meetings. Mayor Knapper stated two and that the Planning Commission will look at the plans and make their recommendation and then it goes to the Board of Mayor and Alderman for two readings and a public hearing.

Ted Behar of 9868 Sam Donald Road stated his issues with concept of the proposed development pertaining to the commercial zone and how it will dramatically effect the Town. He also had concerns with the access to the commercial area. He had concerns with the size of the lots and how this will effect the character of the Town.

Brian Jones stated concerns with the drainage and erosion from the proposed site.

Sherri Winrow stated her farm is directly across from the proposed entrance on Clovercroft Road. She asked if they had looked at a turning lane at this location to handle the traffic from Franklin.

Chairman Wells asked them to wait until after the presentation from the developer before asking specific questions and that the developer may answer their concerns during the presentation.

Newt McCord had concerns with the runoff from the proposed development.

Agenda Item V- New Business –

- (a) Bent Creek PUD Concept Plan- Steve Cates presented a brief history of the project to date. They chose to be annexed voluntarily into the Town. He stated that they want the traffic to work or they did not want to do the development. He briefly addressed the drainage and that they could use several measures to address this issue. He

believes the development would consolidate the center of Town for commercial instead of being spread up and down Nolensville Road.

Bill Kotas presented a power point presentation showing what they anticipate for the Bent Creek development. The goal of Bent Creek is to create a neighborhood of different housing types clustered around a well defined neighborhood center which will support jobs, commercial activity and a range of amenities. Bent Creek will be scaled to the pedestrian offering sufficient verity within a five to fifteen minute walk where neighbors will be able to enjoy wide lane streets and gathering places. The layout of pathways, sidewalks and streets will minimized the conflict between walking, biking and driving.

Mr. Kotas said their company has developed several projects in Williamson County including Chinnowith, Highlands of Belle Reeve, Bondbrooke and Brookfield. All have a professional managed homeowners association. All have a strict plan of approval. Only proposing a 0.3 FAR for the commercial area. Bent Creek will divide into three seperate villages that are Cottage Homes, Garden Homes and Terrace Homes. A typical cottage lot would have a 50' frontage, 20' front setback and 5' side setbacks. The garden lot would have 60' frontage, 20' setback and 5' side setbacks. Terrace lots would typically be 60 to 70 foot frontages, 20' front setback and 5' side setbacks. The development will have a swimming pool, walking trails along the creeks, cabana for the swim center. There could be other amenities.

Bill Terry reviewed the process in the Zoning Ordinance for the concept and review of a PUD. PUD's usually allow for a higher density but the Town would have more control of the design than they would on a regular development. The Planning Commission must find that there is appropriate access to the project, that the traffic can be safely absorbed on the existing street systems or that appropriate improvements will be made to take care of the traffic, you must find that there is no undue burden placed upon public facilities including schools and parks, they must decide that the project is compatible with the Town goals and objectives. Reviewed staff comments on Bent Creek (see attachment). Don Swartz stated he would be reviewing the traffic study for the Town.

Bob Murphy with RPM Transportation Consultants presented the traffic impact studies performed for the proposed project. The first study used a FAR for the proposed commercial of 0.1 or approximately 80,000 square feet of commercial and the revised study used a FAR of 0.3 or approximately 260,000 square feet of commercial. Both studies included the residential development. Conducted traffic study counts at these locations Nolensville Road at Clovercroft Rd, Nolensville Rd at Sam Donald Rd, Sam Donald Rd at Clovercroft and Williams Rd at Clovercroft Rd. where people physically went out and counted vehicles at peak hours at each intersection. Post development traffic used trip generations for the development added to the pre-development traffic. The recommendations are for the 30% FAR and are tied to certain phases of the proposed development. A copy of the recommendations is attached. The developer would be willing to install the proposed traffic signal at Nolensville Rd and Clovercroft Rd. whenever the Town desires. Rich

Woodroof stated the Town Staff received the revised study at approximately 3:00 pm the day before and the staff has not had time to review the revised study. Bob Murphy stated he believes the minimum level of service at any location would be "B". Rich Woodroof asked Mr. Murphy which intersection would perform the worst. He stated it would be D at turns out of the retail area. It would effect people getting out of the commercial and not the through traffic on Sam Donald.

Mr. Wells asked that if the public has any questions that they should put them in writing and give them to a staff member.

Rich Woodroof asked about the proposed turning lane at the intersection of Clovercroft and Nolensville Road and if there is enough right-of-way at this location. Steve Cates stated there was adequate right-of-way at the location. Mr. Woodroof asked what is the right-of-way there. Mr. Kotas then stated they did not know the exact right-of-way, but they measured between the structures and there was 57'. Their legal counsel told them that it should be a minimum of 50' for it's current use. Rich Woodroof asked if the measurement of 57' was from the rock wall or the houses.

Steve Cates stated a lot of the issues with roads in the subdivision would be worked out with the Town Engineer. He believes the main issues are the commercial phase and traffic issues. Don Swartz stated that any variances from the subdivision regulations would have to be waived by the planning commission. Frank Wilson asked Mr. Murphy about turn lanes and where he took the traffic counts. He stated that this area of Clovercroft is a racetrack in peak hours and would like for them to review this more. Mr. Cates stated they would be willing to install a turn lane at Clovercroft and Williams Road if the Planning Commission desired.

Larry Gardner asked was there any traffic study at Williams Road and Nolensville Road. He feels that a lot of traffic will use these roads. Mr. Murphy stated that they believe most traffic will come through the Clovercroft-Nolensville Rd intersection and that no study was done on Williams Rd and Nolensville Rd.

Mayor Knapper stated he has talked to many developers and this is just a snap shot of what is coming. That there is a development on Sunset Road that will have 258 acres that is going in front of Williamson County. There are many other locations be looked at as well as a new school in our area. There is going to be an expediential increase in traffic in Nolensville and important information to be reviewed in your traffic study. Mr. Cates stated that they are asked to analyze existing and background traffic and to analyze the impact of traffic that their project has on the roads. In addition each developer must analyze for his own development so the town is protected. In Brentwood each lot is charged a fee for road improvements and the City installed improvements where they saw fit. On this development, they are proposing to install the improvements for this development.

Rob Pease stated concerns about the traffic but also stated that this is a logical place for a PUD. He is concerned about getting too spread out with the commercial. Do we want to try and foster the existing commercial areas that we have to infill around Piggly Wiggly and further north. Avoiding strip commercial and staying compact. He feels that this would draw or take away the potential to infill in what we have now. He feels the size of the commercial is excessive for this area right now. He feels that a smaller area of commercial would fit in better with the downtown area and that as it stands this amount of commercial will detract from downtown. He is also concerned with the buffer areas adjacent to Sam Donald and Clovercroft Road. He likes the collector roads and traffic calming in the subdivision.

Mr. Wilson stated that since he has been in the Town, we didn't want a strip mall from Nashville to Nolensville on each side of the highway. To keep from doing that, it seems the proposed concept would keep commercial downtown and not towards the county line. Mr. Pease stated that if it spurs growth in the old town area it is worth considering. Mr. Cates showed pictures of the types of commercial development he anticipates for the area. Mr. Cates said they used a 0.3 FAR because that is what the Town's Zoning Ordinance says they can use. He stated that as they develop they may find a 0.2 FAR is all they would need and that every building and layout will have to be approved by the Planning Commission. This area might be able to be used for a type of development where there is a shop in the bottom and people live above it. This is just a concept plan and the specifics can be worked out in the future.

Rick Fisher echoed the Mayor's concerns pertaining to traffic. He requested a copy of the revised version of the traffic study. He is very concerned with the traffic concept of dumping a two lane Clovercroft Road onto a two-lane Nolensville Road. He believes that in the past the Town had looked at widening Nolensville Road and TDOT said that would not be done because buildings are too close to the road. He said he could not comprehend how these roads will be able to handle all the traffic from Ballenger Farms, the park and ball fields and this development. Mr. Cates said that when you analyze big neighborhoods, people will be leaving at different times and you will never have 1,500 vehicles at one point at one time. Mr. Cates said that they believe that there is enough room to install the three 11' lanes on Clovercroft at Nolensville Road and that this is the best place for a signal light. If the Town would rather install at light a Williams Road in lieu of Clovercroft Road, they would do it.

The Mayor stated that the members of the Planning Commission had not had a chance to review the traffic study and are charged with making sure that any development does not negatively effect the Town. Mr. Cates stated that his company had met all deadlines for submittal and answered staff questions in the properly allotted timeframes. They have sat around for six months waiting to be in Nolensville and are about to lose the contract on the property. They have met the criteria in the Zoning Ordinance and spent more money on traffic studies then any other developer has ever spent and feel the numbers are accurate. He said there is no one on the staff or board with the technical expertise to review the traffic study due to it's complicated formulas.

Bill Terry stated they had responded to all the comments staff had made regarding the plans. What you have to look at is your discretionary authority to making these exceptions to the base zone regulations that you will have to make to approve this plan.

Mr. Curtsinger stated concern over existing traffic at Concord Road in the mornings and the possible damage to the historic district if the proposed lanes were added to the existing roads. He is concerned with Sam Donald's impact with the new elementary school and people down Sam Donald avoiding this intersection in the morning and afternoon. You are talking about 700 to 1400 movements up and down Sam Donald Road that is a narrow road that will go up to Split Log Road and down Sunset to avoid this intersection. That does not seem fair to the people on Sam Donald Road. Will those businesses be supported in the proposed commercial area? It is difficult to support the businesses we have now and to add a grocery store could damage the one that we have now. If these don't flourish then we will have a lot of empty spaces. He does not believe the new development will support that much commercial completely and have not seen the impact of the Newsome Road development.

Mr. Gardner asked Rich Woodroof to restate what he had said earlier about water and detention basins in the floodplain. Mr. Woodroof stated the Town will not allow detention ponds within the 100 year floodplain. He stated that the developers are showing other areas within the development for locations for detention ponds. Mr. Gardner asked would there be ample room? Mr. Woodroof stated this was just a concept plan and that no calculations for drainage had been submitted at this time. Mr. Gardner asked when would these areas be shown? Mr. Woodroof said that the areas and calculations would be submitted usually in the construction drawing phase of the project.

Rob Pease discussed the traffic issues he has and stated that there is a traffic solution out there somewhere. He asked if the additional units for the PUD pushes the numbers over some threshold were the Planning Commission feels comfortable. We are talking about a difference of 1.8 units per acre to 2.4 units per acre. Which is a difference of approximately 200 units. Is the commissions concern with the sheer number of units? Rob questioned the proposal to move the traffic light to Willams Road and Nolensville Road and how they would pattern the traffic to go there. Mr. Kotas said that there really isn't a point in moving the traffic light and that they believe that the light should remain at Clovercroft and Nolensville Road. Mr. Kotas asked the question of what roads in Nolensville can handle any increase in traffic if you look at it the way the commission is reviewing this development. It would seem that they have wasted building a sewer line.

Mr. Wilson commented on Mr. Pease's statements about the PUD concept and the traditional concept. He stated that ever since we have had a town the primary thing that he had heard is we need to save as much greenery and green space as we possibly can. The only way we can do this is going with an overlay or a PUD.

Mr. Cates stated that if they don't do a PUD then they don't have to do any traffic improvements. Then you will have the same problems without any solutions.

Rob Pease stated that he believes there is a workable plan for the project and that they would not chunk the plan because the roads can't handle any more traffic. He questioned lots on Clovercroft that are served by an alley and face Clovercroft. Mr. Cates said he doesn't think there is a great demand for alley homes but when they first came down here they heard that the Town would like to try some of that and create that effect up there along the perimeter of downtown. Mr. Kotas stated that it was just an extension of the village concept. If the town doesn't want this they can flip the houses and have a right-of-way along Clovercroft Rd. Mr. Pease would like to show the trees or more tree buffers. He had questions on parking and how do people get around to the back. Mr. Cates wants to have a design workshop with the Planning Commission to get a better idea of what the Planning Commission wants for the development. Mr. Pease would like to see the workshop at this phase to not tie down either party later in the process.

Mr. Cates stated they need an approval for the concept plan tonight even with conditions so they can move forward with the project. It will have to go before the Board of Mayor and Aldermen for their vote.

Mr. Ausbrooks discussed what issues the commission should be looking at and what their decisions should be based on. If you like the PUD concept or you don't, that should be your vote. If you like some commercial in the PUD concept or you don't, that should be your vote. It is obvious there is a lot of traffic details that will have to be worked out. No commercial building will be built whether it is 25 acres or 2 acres until a building permit is issued and this body approves what that is going to look like. If you don't like the concept, that should really be what you are addressing. If you approve the concept, the developer still knows what has to come before this body for any approval. The steps from here, if the concept is approved, is this recommendation goes to the Board of Mayor and Aldermen. It then goes to the BOMA for their review where they can review your recommendation. You can approve without comments, approve with conditions or you can disapprove. If approved by the BOMA, the developer will have to bring in working drawings of phase one including size of lots, structures, since this is a PUD it is a unit development where each unit will have to have more approval. That is where the developer will show detention ponds. As a condition for approval of each phase you may state that the developer must install traffic lights at both Williams and Clovercroft Road as an example. You will have a lot of other opportunities to get more concessions from the developer.

Mr. Terry made comments for the staff and said the community is facing an enormous change. Nolensville has been known as a small rural community. With the construction of sewers, it always causes changes. Construction follows sewer lines. If you don't want development don't build a sewer. The idea that Nolensville is

going to stay rural or the country probably is not going to happen unless this board adopts different development policies that are different from what we have now. If you want to stay a small, rural open community you have some very stringent controls to accomplish that, but you can't control what is going on around you. Does this proposal meet the long range goals that the Town has been working for in the past? The piece of land is not going to stay open space and probably be developed due to the pressure of development in this area. You have a fundamental decision to make tonight and we understand the gravity of it. It represents change in the community that will have an impact for a long time, but the best we can do is to try and manage change. The plan as presented meets some of the objectives that have been stated in some of the long range planning. If that is what you want then this plan goes some ways to get there. The commercial center may be an issue as to how much commercial land does Nolensville need over the next 20 years. The decision is where should it be and how should it be developed. Your choice is to work out standard subdivisions on these tracts of land and under SR zoning that would be approximately 20,000 square foot lots or look at something different like a PUD or OSD. You can approve, disapprove or approve with conditions this plan. Questions that the commission might have is that if they give a concept plan approval, what is the legal status of that concept plan and how firm is it in place if changes need to be made to it or construction drawings show other things. They have indicated to be on the record that they view the concept plan as an overall generalized approach which is subject to change as each phase is developed into construction drawings. That again gives you review authority over certain aspects. I think what the concept plan does put in place is the concept for commercial, a concept for certain types of houses and a certain number of units. We do not believe that the commission will be able to come back and try to reduce the number of units during each phase. Traffic is going to effect this area either from development in the town or outside the town. The best we can do is try to manage it. You may want to review the traffic as a traffic shed instead of just this area. That will look at all surrounding area in addition to local.

Mr. Pease stated concerns over this approval setting the number of units and some issues with open space and buffer yard. This has such an impact on Nolensville that I could not act on this tonight without seeing another iteration to my concerns. He would like for them to come back after addressing the issues presented at the meeting. He stated that he did not believe that they need to rezone that whole tract area for commercial and have it set there for 5 to 10 years before developing. Mr. Terry said that if they approved the concept plan with commercial in it, then they wouldn't have to rezone the entire area at one time. The rezoning of the commercial is a separate process then the PUD.

Mr. Curtsinger asked if they approve the PUD would they be able to stop it if the developer can't provide what he has proposed or if the development is going to harm a landowner. Mr. Ausbrooks said they couldn't build anything until this body approves the plans.

Mr. Gardner asked do we have to list all the conditions when we make a motion for approval of a PUD. Mr. Ausbrooks said they had to list all the conditions they want the developer to meet before you will entertain a motion for approval.

Mr. Pease said he was real hesitant to go from here with so many things floating out there and trying to do it with conditions and then try and come in and look at it at a preliminary plat stage and look at specifics without having a big picture that is the master plan that we all agree on. Would Mr. Cates be willing to defer for another month? Mr. Cates said they would not be willing to defer that they had been waiting for 7 months. Mr. Cates said that the buffer and lot locations are typically decided with their engineer and the Town's staff. Mr. Pease said that the way our ordinance is written it gives the planning commission the opportunity to give and take when deciding on a PUD. Mr. Cates said that if they have to do a straight subdivision then every tree will have to come down and they will have 20,000 square foot lots. Mr. Pease said that he was endorsing his plan and was just wanting them to address the issues before they voted on it.

Rick Fisher stated that the Planning Commission are the ones who make the ultimate decisions. They just got the plan this weekend. They have not had it six or seven months. The developers are asking us to look at this plan and make a decision right now on a subdivision that will double the Nolensville population. They have not had six or seven months to look at the plan. Mr. Cates said that was not what he meant. He meant that they have had it under contract six or seven months. They did a plan and choose not to go to the County. They made the submittal one month ago per the criteria. They have set on it for six or seven month so they could work with Nolensville and that is their desire. They voluntarily requested annexation to be in Nolensville, but they have contract obligations. They are forced to do a straight subdivision with 20,000 square foot lots if they are deferred. Which means every tree on the site would come down rather than stay with 100 acres of trees. In addition with a straight subdivision no traffic improvements required. They are proposing traffic improvements via a PUD. He thinks it is a two way street. They need to move forward as either a PUD or going the other route and not trying to do the things that are what you want. They have analyzed the farm as to which trees should and should not stay. They have hired consultants who are experts in designing these kinds of projects to preserve trees and to have buffers and to have roundabouts. They are sure some tweaking will occur and they want to work with the Town. What they would like is an approval with conditions to work with the Town on these issues.

Mr. Ausbrooks said they could approve with conditions or they could just approve the concept of the PUD on this location and not lock themselves into any particular issue.

Mayor Knapper made a motion to approve this as a PUD concept with the details to be approved by the staff and subject to approval by this Planning Commission. Seconded by Larry Gardner. Discussion- Mayor Knapper asked if that would give them adequate assurances for open space, traffic and detention ponds and stormwater runoff. Mr. Ausbrooks asked if the developer understands based on tonight's

discussion that this motion is approving the development concept plan and approval to develop the next step. Mr. Cates said they could not move forward with the contract if it was like that. What they need is an approval of the concept with the conditions they want them to work on as per drainage, buffering and mature woodlands are protected. Those types of things that Rob had mentioned. They need a number of units approved and also an area with a FAR for the commercial. That is what they need to move forward with this concept or that they will have to go to traditional concept subdivision. Mayor Knapper stated that this PUD concept does allow the commission to have more control and allow more open space. It does allow us to have infrastructure and traffic improvements in the area that we would not get with a standard subdivision. Looking at the big picture, it has always been the board's philosophy that the developer would help to pay for infrastructure improvements. He thinks this is an opportunity for this to occur.

Mr. Wilson stated that if we could get the items down and approve the PUD with the conditions that would be the way to go. We worked to put this thing together the whole concept. The PC agreed that they could work with a PUD and agreed we could work with an overly concept. Why did we put it in here if we are going to work every way we can to keep it out?

Rich Woodroof wanted to clarify something that Mr. Cates had said as to no traffic studies for a traditional subdivision. In our zoning ordinance it says that if it is a residential development with more than 100 dwelling units the PC could require a traffic study. Mayor Knapper asked what other issues need to be listed other than stormwater drainage and runoff, adequate buffering around the periphery, protection of woodlands, traffic study and the FAR on commercial.

Mr. Curtsinger asked if we had a commitment from public water and sewer for the development. He was told we do have letters from those utilities. He asked have they looked at if it will affect the houses if they put a three-lane road in between the houses. Have they heard about a homeowners association for the development? He was told they have heard about a homeowners association. Mike Delvizes, the engineer for the developer, stated that when the Town annexed this piece of property and being in the town's urban growth boundary, it stated in the plan of services that this community's impact can be absorbed into the Town of Nolensville.

Mayor Knapper made a motion to amend his original motion to approve the PUD concept plan with the details to be approved by staff and subject to Planning Commission approval including stormwater management, adequate buffer zones, protection of woodlands, a traffic plan that is approved by staff and a FAR for the commercial area of 0.10. Larry Gardner seconded the amendment.

Discussion was made by Mayor Knapper on the amount of FAR in the commercial. It was discussed as to have it at 0.1, 0.2 or 0.3 with comments from Mr. Pease as saying it was excessive. He was more concerned in the acreage then the FAR. Mayor Knapper said the acreage may still be controlled by the BMOA when they

come for approval of CS. Mayor Knapper said he was more comfortable with a 0.1. Mr. Pease said the .2 doesn't bother him, it is the acreage. Mr. Cates said the good thing about the acreage is they can push it back and have a little buffer. The final amendment will be a FAR of 0.20.

Mayor Knapper made a motion to amend his amended motion to change the FAR on the commercial area from 0.10 to 0.20. Larry Gardner seconded the amendment. Motion Passed with Five (5) for- Mayor Knapper, Frank Wilson, Willis Wells, Larry Gardner and Bob Haines; Two (2) against- Joe Curtsinger, James Clark and Two (2) abstained- Rob Pease and Rick Fisher

Voting on the motion with the amendment, said motion being restated by Mayor Knapper as a motion for approval of the PUD concept plan with details to be approved by staff and subject to Planning Commission approval with the following conditions including stormwater management, adequate buffer zones, protection of existing woodland, a traffic plan that is approved by staff and a FAR on commercial of 0.2. Motion Passed with Five (5) for- Mayor Knapper, Frank Wilson, Willis Wells, Larry Gardner and Bob Haines; One (1) against- Joe Curtsinger; Three (3) abstained- Rob Pease, Rick Fisher and James Clark.

Agenda Item VI- Old Business-

Rich Woodroof stated there are no bonds coming due within the next month.

Agenda Item VII- Other Business-

Mayor Knapper discussed some issues with the changes to the Zoning Ordinance that were thought to have already been in the ordinance pertaining to Car Washes. It was assumed that car washes had been added as permitted with conditions in the CS zone. Collette came up with these conditions and definitions that have been handed out. This needs to be added as an amendment to the zoning ordinance, which will be considered on second reading next month. There are six definitions of car washes and what conditions we want in that area. Mr. Wells asked with the car wash in the CS district, do they want to place more restrictions than are in the OI? Mayor Knapper said that he thinks the restrictions would have to be the same. Rich Woodroof said that in the OI it is a permitted use and in the CS it would be a permitted with conditions. Rich then asked do you want to allow both mechanical and self serve style car washes. It was stated that they did not want self serves car washes. Mayor Knapper said they didn't want Magic Wand car washes on Nolensville Road. Mayor Knapper said they could change the use in OI to permitted with conditions, and use the first definition. Use the third definition but end the definition after "not commercial fleet". This definition will be for both CS and OI zones.

Mayor Knapper made a motion to use the third definition on that page and omit the language past not for commercial fleet and to change the car wash in the OI zone to

permitted with conditions and to add it to the CS zone as a permitted with conditions.
Second by Frank Wilson. Passed Eight (8) for and One (1) against- Larry Gardner.

The Mayor clarified that the \$500 tap fee will be waived for people that had the sewer line cross their property, but they will still have to pay the \$2000 basin fee and the \$500 capacity fee when they connect to the sewer.

Will need to omit in the headings of the conditions for a car wash the wording self serve.

Agenda Item VIII- Adjournment- Willis Wells adjourned the meeting at 11:10 p.m.

Approved By: Larry Gardner

Date Approved